JUN 14 '77

INDIANA COLLECTION
Valparaiso

LAKE COUNTY PUBLIC LIBRARY
REFERENCE SERVICES

NORTHERN INDIANA

"AN AREA OF CHALLENGING OPPORTUNITIES"

COMMUNITY ANALYSIS OF VALPARAISO, INDIANA

NIPSCO

For further information contact: Manager of Area Development / Northern Indiana Public Service Co. / Hammond, Indiana

Community Analysis of VALPARAISO, PORTER County, Indiana

LOCATION

(Distance And Direction To Four Major Cities) CHICAGO, ILLINOIS (NW) 55 MILES; INDIANAPOLIS, INDIANA (S) 144 MILES; DETROIT, MICHIGAN (NE) 230 MILES; TOLEDO, OHIO (E) 170 MILES

POPULATION

	City	County	Percentages of City Population White	Non-White	Foreign Born
1960 Census	15,227	60,279	99.9 %	0.1 %	3.0 %
1970 Census	20,020	87,114	99.9 %	0.1 %	2.3 %
1980 Projected Census	25,000	130,000	99.0 %	1.0 %	2.0 %

Standard Metropolitan Area (If Any) Gary-Hammond-East Chicago Population Retail Trading Area 55,000

CLIMATE

	Average Temp. of	Month	Rain Inches	Snow Inches	
Coldest Month	February 27.0	Wettest Month	June 6.25	--	No. Days Under 32° 94
Hottest Month	July 75.4	Driest Month	February 1.02	--	No. Days Over 90° 14
Annual Average	52.7	Annual Total	34.82	46.1	Degree Days Per Year 6083

Annual Average Clear Days 56 Partly Cloudy 97 Cloudy 212 Elevation 803

GOVERNMENT

Form And Organization Mayor, Clerk-Treasurer, 7 Councilmen Term Of Office 4 Yrs., Expires 12-31-79
Incorporated Or Unincorporated INCORPORATED Class (If Any) 3 Area Within City 7.6 Square Mile
Annual Budget $ 1,163,000 Primary Source(s) Of Revenue 80% PROPERTY TAXES; 20% STATE TAXES
Streets 84 miles Paved 95 % Black Top (X) Cement (X) Street Lights YES Type MERCURY VAPOR
Bonded Indebtedness: City $ 3,251,000(7-2-76) County $2,095,000 (7-2-76) Other $School City $8,700,000 (7-2-76)
Police Force: Regular 32 Special Equipment 8 SQUAD CARS AND 2 MOTORCYCLES
Fire Dept.: Regular 27 Volunteer NONE Equipment 9 PIECES OF FIRE EQUIPMENT
Average Annual Number Of Calls 400 Fire Insurance Rating In Community 7 AND 8
Is City Covered By Zoning Ordinances—Yes (X) No ( ) Territory Covered CITY AND TWO-MILE RADIUS
Zoning Plans COVERED BY MASTER PLAN OF CITY AND COUNTY Master Plan: Yes (X) No ( )
Annexation Plans PROPOSED EXTENSION OF BOUNDARIES 1 MILE NORTH AND 1/2 MILE EAST
Sewerage Treatment Plant: Yes (X) No ( ) Capacity 8,000,000 GPD Peak Demand 6,000,000 GPD
Area Covered By Plant ENTIRE COMMUNITY Sewer Use Charge YES Storm Sewers YES
Is Garbage Pick-up Provided? YES - TWICE WEEKLY

TAXES

Total Rate Within City $11.17 Per $100 Valuation—Yr. Payable 1976 Assessed At 33-1/3 % TRUE Value
Total Rates(s) For Surrounding Twp(s) CENTER - $7.39; WASHINGTON - $6.21 Per $100 Valuation
State Retail Sales Tax 4 % State Gross Income Tax Or Adjusted Gross Income Tax *
Unemployment Compensation Rate 0.2% - 3.3% Experience Rating Claimant's Benefits $69 - $115; 26 weeks maximum
Workmen's Compensation Rate EMPLOYER'S LIABILITY Benefits 66-2/3% OF WEEKLY WAGE; $104 MAXIMUM
Exemptions (Homestead—Veterans—Mortgage) $1,000 (INDIVIDUAL) Special Taxes **
Exemptions (Industrial) $1,000 Gross Income City Or Twp Tax Rate Trend Last Five Years ***
Corporate Franchise Tax NONE Machinery, Equipment, Inventory Tax PROPERTY TAX
Corporation Organization Fee ****

HOUSING

Total Homes In Community 8,575 Owner Occupied 65 % Average Lot Size 66' WIDE MINIMUM
New Units Constructed Last Three Years: Houses 450 Cost/Sq. Ft. $20-$32 Apartments 28 buildings
Houses For Sale 250 Price Range $7,500-$120,000 Apartments For Sale 3 Price --
Houses For Rent -- Price Range -- Apartments For Rent 880 Price $150-$350/month
Name Of Hotel(s) Lembke Motor Inn Total Rooms 80 Number Of Motels 8 Total Units 200

HEALTH AND WELFARE

Name Of Hospital(s) PORTER MEMORIAL HOSPITAL Total Number Of Beds 345
Number Of Doctors 85 Number Of Dentists 21 Number Of Ambulances Available 3
Number Of Nursing Homes 4 plus County Home Other Special Health Facilities 5 medical clinics, 1 dental lab, 3 dental clinics, Porter-Starke Mental Health Service

Prepared By: NORTHERN INDIANA PUBLIC SERVICE COMPANY

EDUCATION

No. Elementary Schools 8 Total Enrollment 2,536 Grades Included KINDERGARTEN - 6
No. Junior High Schools 2 Total Enrollment 1,265 Grades Included 7 - 9
No. High Schools 1 Total Enrollment 1,405 Grades Included 10 - 12
Total No. Of Teachers 245 Pupil To Teacher Ratio: Elementary 27 Jr. High 22 High 22
Certification Requirement Of Teachers Bachelors Degree - Indiana License Cost Of Education Per Pupil $ 942.00
No. Of Parochial Schools 2 Total Enrollment 518 Grades Included 1 - 8
No. Of Private Schools NONE Total Enrollment -- Grades Included --
Vocational Training Facilities HIGH SCHOOL - DISTRIBUTIVE EDUCATION DEPARTMENT, IVEY TECH, *****
College And Universities (Nearest)
Liberal Arts VALPARAISO UNIVERSITY (includes School of Nursing)
Engineering VALPARAISO UNIVERSITY, VALPARAISO TECHNICAL INSTITUTE
Business Administration VALPARAISO UNIVERSITY
Graduate Schools VALPARAISO UNIVERSITY - LAW SCHOOL
Research Labs And Institutions URSCHEL LABORATORY; MILLER LABORATORY; VALPORAISO TECHNICAL INSTITUTE

CIVIC AND RECREATIONAL

Major Civic Organizations JAYCEES - CHAMBER OF COMMERCE, ROTARY, KIWANIS, LIONS, EXCHANGE
No. Of Churches: Protestant 26 Catholic 1 Jewish 1 Other --
Main Cultural Attractions VALPARAISO UNIVERSITY, VALPARAISO TECHNICAL INSTITUTE, CIVIC THEATRE
Library(s) No. Volumes: Technical 21,000 Total 34,000 Parks: City 14 State Dunes-16 miles
Golf Courses: City 1 Private 2 Sports: High School YES College YES Prof. CHICAGO
No. Nearby Lakes 5 Rivers 1 Bowling Alleys 2 Theaters 1 indoor, 1 outdoor, 1 opera house, Bridge-Vu Theatre

AREA RESOURCES

Is Ample Supply Of Water Available? Yes (X) No ( ) Source lakes and wells Future Supply additional wells
Is There A Water Pollution Ordinance? Yes ( ) No (X) Air Pollution Ordinance? Yes ( ) No (X)
Mineral Resources sand, silica, moulding sand Agricultural And Forest Products ALL FARM PRODUCTS
Average Annual Market Value Of Farm Products Sold In PORTER County $ 24,556,000 (1974)

LABOR MARKET

Present Employment	Male	Female
Manufacturing	2,150	451
Non Manufacturing	1,768	1,647
Government	76	26

% Mfg. Workers In Union 87
Unemployment 5.6 % Labor Force
State Right To Work Law: Yes ( ) No (X)
Strikes (Past Five Yrs.) McGILL MANUFACTURING COMPANY, INDIANA GENERAL
Workers Involved NA Man Days Idle NA Labor Force Available: Male 200 Female 300

Average Hourly Wage Rates:

	Male		Female	
Skilled	$ 2.75	To $ 9.00 & up	$ 2.50	To $ 5.15
Semi-Skilled	$ 2.25	To $ 9.00	$ 2.25	To $ 3.75
Un-Skilled	$ 2.25	To $ 7.75	$ 2.10	To $ 3.10
Clerical	$ 100/week	To $ 300/week	$ 2.25	To $ 3.75

INDUSTRY

Local Industries

Firm	Product	No. of Empl. Male	Female
McGILL MANUFACTURING COMPANY	Bearings and electrical specialties	719	450
INDIANA GENERAL CORPORATION	Magnets	688	89
THE ANDERSON COMPANY	Auto parts	135	168
URSCHEL LABORATORIES	Food machinery	115	20
OWENS-CORNING FIBERGLAS	Fiberglass tanks	95	5

Plant Closings Last Five Years And Reasons METACHEM LABORATORY

Plant Openings Last Five Years OWENS-CORNING FIBERGLAS; CHEMET, INC.; KOPPERS WOOD SPECIALTY

Government Installations In Area NONE

INDUSTRIAL SITES AND BLDGS

Sites Available: Deepwater -- Riverfront -- Airport -- Highway 7 Zoned Sites 11 Undeveloped Sites 11
Present Or Planned Industrial Park(s) 2 Total Acreage Of Park(s) 350 Available Acreage 420
Price Range Of Various Sites: $ 3,000 Per Acre To $ 15,000 Per Acre
Site Data Available: Aerial Photos (X) Site Maps (X) Topographic Maps ( ) Test Boring Reports ( )
Available Vacant Buildings (No. And Square Foot Size) NONE
Can Financing Of Industrial Building Be Arranged? YES On What Basis? LEASE OR LEASE/PURCHASE & E.D.C.
Local Development Organization(s) VALPARAISO CHAMBER OF COMMERCE
Contact (Name, Address, Phone) 106 NORTH FRANKLIN STREET, VALPARAISO, INDIANA 46383 PHONE: 462-1105

UTILITIES

Electric Service By NORTHERN INDIANA PUBLIC SERVICE COMPANY Private (X) Municipal ( ) REMC ( )
Average Industrial Power Cost per KWH Rates on request ¢ KWH Capacity SYSTEM WIDE Peak SYSTEM
Gas Service By NORTHERN INDIANA PUBLIC SERVICE COMPANY Private (X) Municipal ( )
Average Industrial Gas Rate Per Therm RATES ON REQUEST ¢ BTU Content 1,000 Pr/Cubic Foot
Is Gas Available For Industrial Space Heating? Yes (X) No ( ) Limitations If Any SUBJECT TO SIZE
Water Service By VALPARAISO MUNICIPAL WATER UTILITY Private ( ) Municipal (X)
Pumping Capacity 6,250,000 Gal./Day: Peak Demand 3,000,000 Gal./Day: Source lakes and wells
Average Industrial Water Rate Per M/Gal./Mo. RATES ON REQUEST ¢ Total Hardness (Parts/Million) 14 GRAINS
Telephone Company That Serves Area GENERAL TELEPHONE COMPANY OF INDIANA
Average Delivered Price Of Coal/Ton For Industrial Use $50.25 BTU Rating 28,000,000/TON
Average Delivered Price Of Oil/Gal. For Industrial Use: 31.5 ¢ Grade 2 BTU Rating 154M/GAL.

COMMUNICATIONS

Newspaper(s): Daily VALPARAISO VIDETTE-MESSENGER Weekly NONE
Circulation 12,000 Radio Stations: AM WAKE, WNWI-Valparaiso FM WAKE-VALPARAISO
TV: VHF Ch. 2, 5, 7, 9, 11-Chicago UHF CHICAGO, SOUTH BEND Outside Radio Received Chicago, Hammond, M. City, Gary
Outside Newspapers GARY, CHICAGO, SOUTH BEND Outside TV CHICAGO, SOUTH BEND

TRANSPORTATION

Highway Route Numbers: Toll Road -- Interstate -- U.S. #30 State #130, #2, #49
Distance To: Toll Road & I80-I90 - 8 Miles, Interstate Route # I-65 14 Miles, U.S. # 12-20, 6 10, 6 Miles
State Highway Load Limits 72,000 LBS. GROSS Lbs., Truck Clearances, If Any LOWEST IS 11-1/2 Feet
Rail Lines: PENN CENTRAL, GRAND TRUNK, NORFOLK & WESTERN Distance To Main Line 0 Miles
Services Or Trips Daily: Freight 43 Passenger 4 Reciprocal Switching: Yes (X) No ( )
Truck: No. Of Lines 13 No. Of Terminals 3 Overnight Service To MAJOR CITIES WITHIN 300 MILES
Airport: PORTER COUNTY MUNICIPAL Nearest Major Airport MIDWAY-1HR.; O'HARE-1-1/2 HRS.
Runway(s) Length Two-6,000 ft. and 1,800 ft. -150 ft. wide Flights Per Day 10 in & out # Of No Flight Days 365/YEAR
Is Charter Service Available? Yes (X) No ( ) Radar, Lights Etc. Yes (X) No ( )
Bus: Inter-City Lines Greyhound, Trailways, Gary Intercity Bus Line Intra-City Line NONE
On Navigable Water? Yes ( ) No (X) If Yes, Channel Depth --

FINANCIAL INSTITUTIONS

Bank(s) NORTHERN INDIANA BANK & TRUST COMPANY, FIRST NATIONAL BANK OF VALPARAISO
Assets (Northern) $123,505,770 (First) $93,875,000 Prevailing Interest Rates 5-1/2 % to 6-1/2%
Savings And Loan Associations FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF VALPARAISO
Assets $181,377,043 Prevailing Interest Rates 5-1/4 % to 6-3/4%

REMARKS: (Use This Space To Explain Items Which Are Believed To Deserve Special Consideration Or To Elaborate On Items Covered In Analysis.)

* 0.5%-2%; ADJUSTED GROSS 3%; SUPPLEMENTAL NET INCOME TAX 2% TO 3%
** INTANGIBLE TAX (5¢ PER $20 VALUE)
*** TAX RATE TREND: (75) R11.39; (74) $11.32; (73) $11.99; (72) $11.62; (71) $10.09
**** 2¢ PER SHARE ON ALL ADDITIONAL SHARES -- $20 MINIMUM; $5 FEE FOR FILING ANNUAL REPORTS
***** FOOD SERVICES, DATA PROCESSING, CO-OP EDUCATION, AUTO MECHANICS, OFFICE LAB, BUILDING TRADES

REVISED: JANUARY, 1977